

KANAB CITY PLANNING COMMISSION MEETING

JANUARY 7, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Byard Kershaw, Arlon Chamberlain, Joan Thacher, David Borup, Kent Burggraaf, Staff Member Levi Roberts of Five County, Business/Land Use Coordinator Gary McBride, Secretary Jayme Jorgensen.

Teresa Trujillo opened the meeting at 6:31 p.m.

APPROVAL OF MINUTES: a motion was made by Byard Kershaw and 2nd by Arlon Chamberlain to approve the minutes of the December 17, 2013 meeting as corrected. Motion passed unanimously.

PUBLIC COMMENT: No comments received.

Doug Dewitz Discuss Conditional Use RV Sitting. Antique 34 Foot Avion, location approximately 200 S. 200 E. for him to live in. There is a 3 plex rental unit in the front and he would park the RV in the back. The lot size is 132x264. Now it is zoned RM7. Sewer would need to be stubbed in and taken to the back of the property and a larger water line would be needed. Levi does not think it would be regulated by the conditional use permit. Joan Thacher said in chapter 18, section 2 no recreational vehicles shall be located or occupied for residential purposes in any district.

Levi Roberts Discusses Sensitive Lands

1. Development permit process and required documentation.
2. Project compliances in the draft ordinance.

In general, he is recommending to cross out the majority of it, because it is repeated in other sections of the Kanab City Code. In section 11-5 it is repeated in the subdivision process. This would help simplify the review process.

In section 11-6 references a "Sensitive Lands Development Permit," in order to simplify the process staff recommends, including sensitive lands information as part of development review. To have things that are already required, try to have them in one place.

Cross reference for a major subdivision:

1. A slope analysis exhibit should be required.
2. Geology report showing hazards faults, flooding, rock slide ect.
3. Restrictive covenants needs to have attorney review this section.

11-7 Staff recommends to strike this section.

Summary of recommendations:

1. Omit text included in the draft section 11.5 and include an explanation that sensitive lands shall be reviewed as part of the development review process via subdivision, site plan and building permitting.
2. Add requirement for site plan to include a sensitive land areas.
3. Omit language that refers to a "Sensitive Lands Development Permit."
4. Revise slope analysis slope ranges to coincide with ordinance regulations.
5. Omit Sections 11.6.3-11.6.8 and 11.6.10.
6. Require a geology report only in major subdivisions that contain sensitive lands.
7. Include a reference to the landscape design standards in the chapter 9 of the Land Use Ordinance and chapter 3 of the Subdivision Ordinance, which include Landscaping regulations.
8. Omit section 11-7 Project Compliance Assurance.

STAFF REPORT: NONE

COMMISSION MEMBER REPORTS: Terrill Honey resigned so there are 2 Planning Commission spots to fill. Kent Burggraaf is going to be the representative for the Planning Commission to the City Council. Mayor Houston has decided not to make any changes until March. He needs a little time to figure things out. He also said he would like our Legal City Attorney to review, before changes are made. Motion to adjourn was made by Joan Thacher.

CHAIRMAN

DATE